

**AGENDA REPORT**  
**PLANNING AND ZONING COMMISSION MEETING**  
**March 8, 2012**

**SUMMARY**

A request by JQB Construction (owner) to rezone 15 acres of land from A-1 (Agriculture) to PUD-6 (Planned Unit Development), and approval of a PUD development plan to be known as Hunter's Landing. The subject site is located on the southeast corner of Garth Avenue and Blue Ridge Road.  
(Case # 12-10)

**REQUESTED ZONING**

The request is for PUD-6 zoning with the following restrictions:

<b>a. Proposed uses</b>	Multi-family residential
<b>b. Types of dwelling units, &amp; accessory buildings</b>	Multi-family dwelling units and detached garage buildings
<b>c. Maximum # of dwelling units</b>	80
<b>d. Maximum building height</b>	45 feet
<b>e. Parking</b>	Total parking spaces: 204 max. Parking ratio (spaces/dwelling unit): 2.5 min.
<b>f. Minimum maintained open space</b>	% of total site in open space: 60% % natural vegetation: 20% min. % landscaping: 40% max.
<b>g. Amenities</b>	Swimming pool
<b>h. General project description</b>	Minimum lot size: N/A Minimum setbacks from lot lines: 10 ft Minimum setbacks between buildings: 15 ft

**DISCUSSION**

The request is to rezone 15 acres of land from A-1 (Agriculture District) to PUD-6 (a Planned Unit Development allowing up to six dwelling units per acre) and construct 76 multi-family dwelling units in nine buildings.

The subject site is located adjacent to an undeveloped office district to the east, and single- and two-family residential neighborhoods to the west and north. Given the subject property's position between higher intensity office zoning and lower intensity residential zoning, staff believes that the proposed PUD-6 zoning designation is appropriate for the subject site. As reference, the adjacent residential neighborhoods have densities between three and four units per acre (10,000-15,000 sq. ft. lots), and the maximum density permitted in the City's R-1 zoning district is 6.2 units per acre (7,000 sq. ft. lot size). The effective density of the proposed development plan is 5.7 units per acre. Furthermore, the relatively steep topography and protected stream buffer and tree preservation areas on the

site provide natural limitations to development, which make it conducive to the flexible PUD zoning designation, which allows clustering density to avoid these sensitive natural features.

The development plan proposes drive access from existing curb cuts on the Blue Ridge Road/Garth Avenue roundabout, and on Blue Ridge Road at the northeast corner of the site. Staff believes that these driveway locations will provide adequate access to the development without disrupting traffic on Blue Ridge Road or Garth Avenue. It should be noted that a concurrent request is being submitted to Council to vacate street easements along both Garth and Blue Ridge, which are redundant since public right-of-way was dedicated when the subject site was subdivided in 2010. Vacation of the street easements will also remove blanket access restrictions along both streets, which would be supplanted by the two access points shown on the proposed PUD development plan.

### **STAFF RECOMMENDATION**

Approval of the request to rezone from A-1 to PUD-6.

Approval of the proposed PUD development plan, subject to the removal of conflicting access restrictions along Blue Ridge Road and Garth Avenue.

### **SITE CHARACTERISTICS**

<b>Area (acres)</b>	15.0
<b>Address</b>	Not yet assigned
<b>Topography</b>	40-ft elevation loss from north to south
<b>Vegetation</b>	Tree-covered
<b>Watershed</b>	Bear Creek

### **SITE HISTORY**

<b>Annexation date</b>	1969
<b>Initial zoning</b>	A-1
<b>Previous rezoning</b>	N/A
<b>Land Use Plan</b>	Neighborhood District
<b>Existing use(s)</b>	Undeveloped
<b>Existing zoning</b>	A-1

### **SURROUNDING LAND USES**

<b>Orientation from site</b>	<b>Zoning District</b>	<b>Land use</b>
North	R-1/R-2	Single-family & duplex residential
South	A-1	Undeveloped
East	O-P	Undeveloped (plan approved for offices)
West	R-1	Single-family residential

### **UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	All City services are available to the site.
<b>Water</b>	
<b>Electric</b>	
<b>Fire Protection</b>	

### **ACCESS**

<b>Blue Ridge Road</b>	
<b>Location</b>	North side of site
<b>Major Roadway Plan</b>	Major collector; improved with curb & sidewalk
<b>CIP projects</b>	None
<b>Garth Avenue</b>	
<b>Location</b>	West side of site
<b>Major Roadway Plan</b>	Major collector; improved with curb & sidewalk
<b>CIP projects</b>	None

### **PARKS & RECREATION**

<b>Parks Plan</b>	Served by Garth Nature Area, south of site
<b>Trails Plan</b>	Served by Bear Creek Trail, south of site
<b>CATSO Bike/Ped Plan</b>	Pedway exists along Blue Ridge Rd & Garth Ave

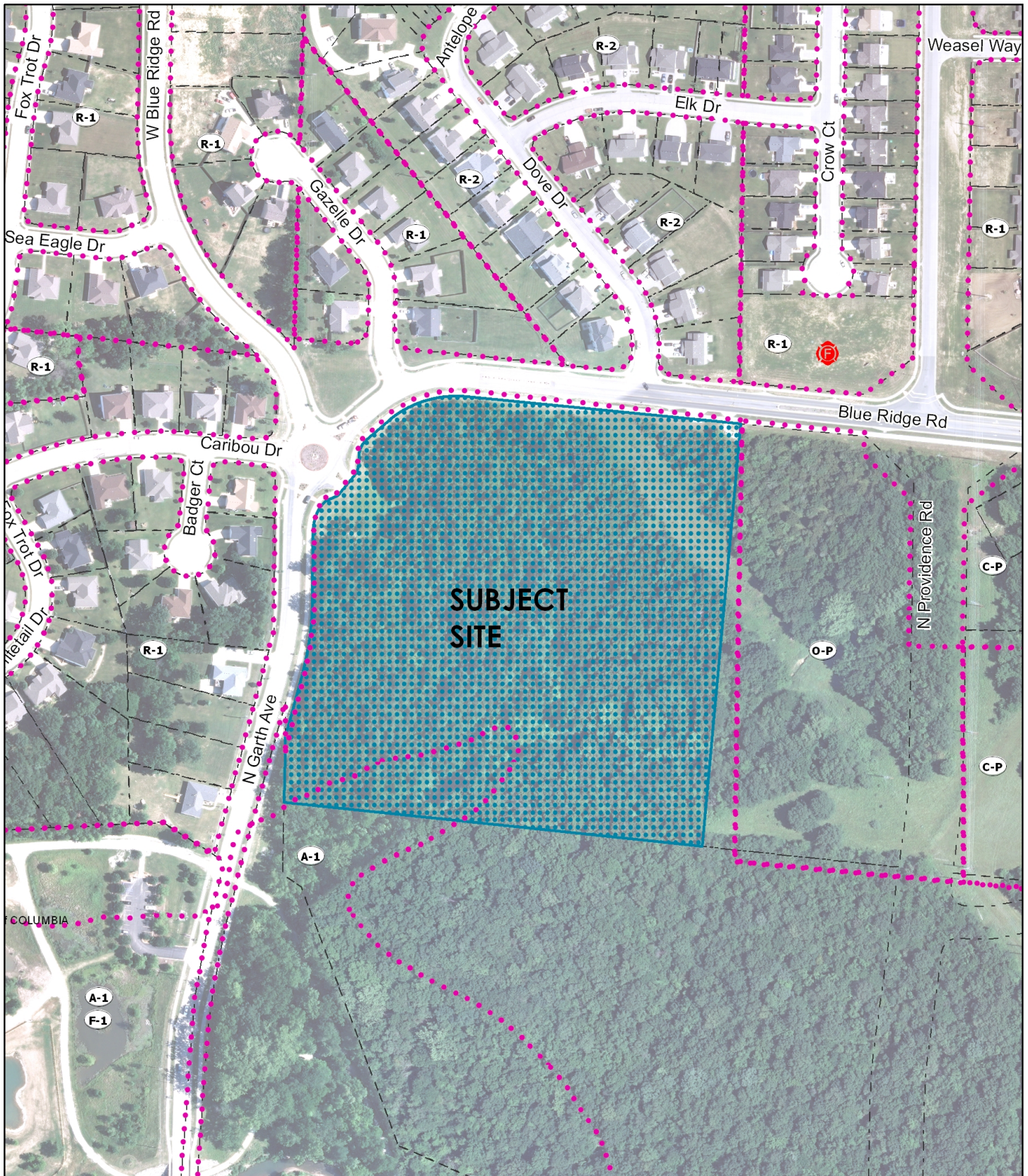
**PUBLIC NOTIFICATION**

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified by postcard of a public information meeting, which was held on January 31, 2012.

<b>Public info meeting recap</b>	Number of attendees: 4 Comments/concerns: Traffic, noise, property value impacts of multi-family development on nearby single-family residential.
<b>Neighborhood Association(s) notified</b>	Hunter's Gate; Vanderveen Crossing, Parkade
<b>Correspondence received</b>	E-mail (attached)

Report prepared by \_\_\_\_\_ Approved by \_\_\_\_\_





## Hunter's Landing PUD Plan & Rezoning Case 12-10



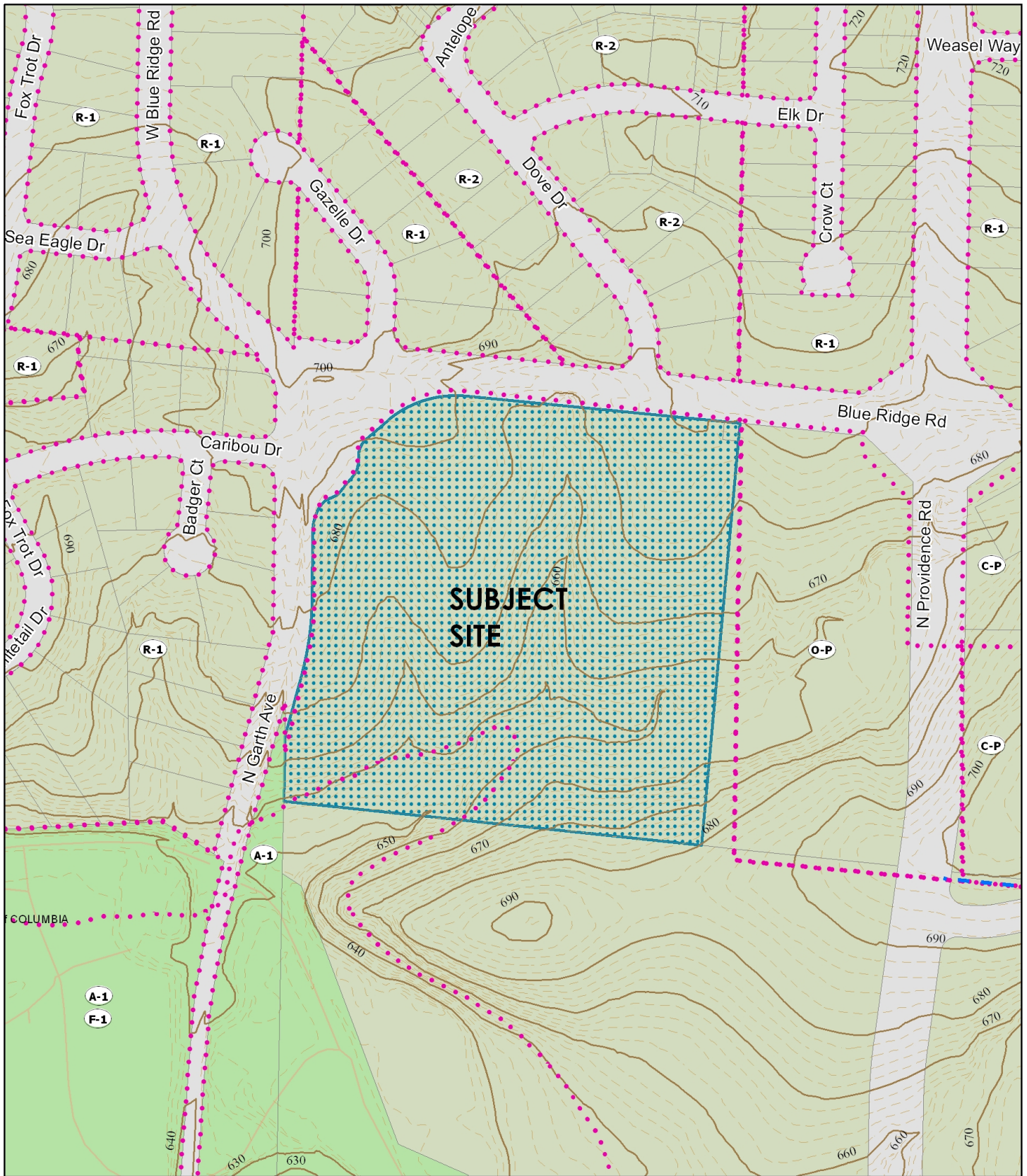
Aerial Image 2007

0 87.5 175 350  
Feet

1 inch represents 250 feet







## Hunter's Landing PUD Plan & Rezoning

### Case 12-10

0 87.5 175 350  
Feet

1 inch represents 250 feet  
Contour Interval: 2 feet

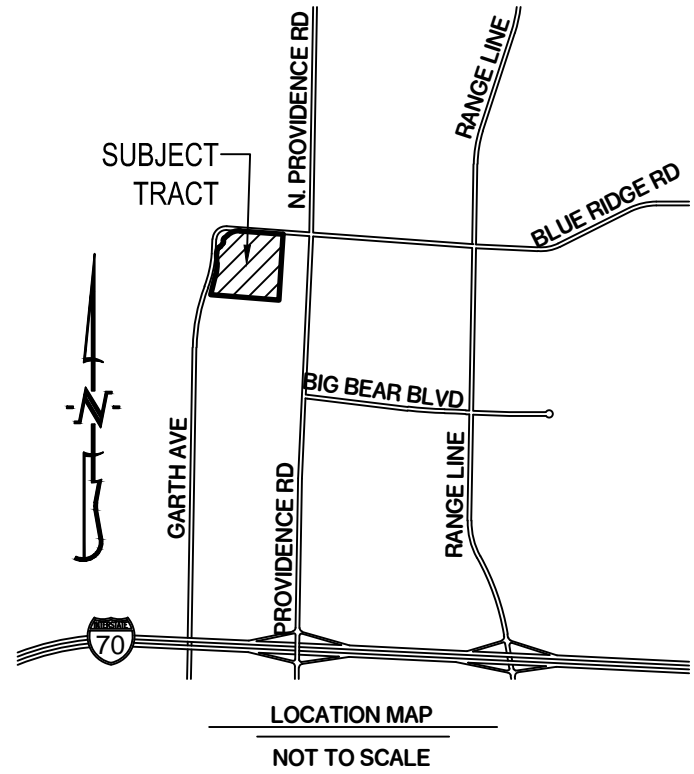




PUD PLAN  
HUNTER'S LANDING

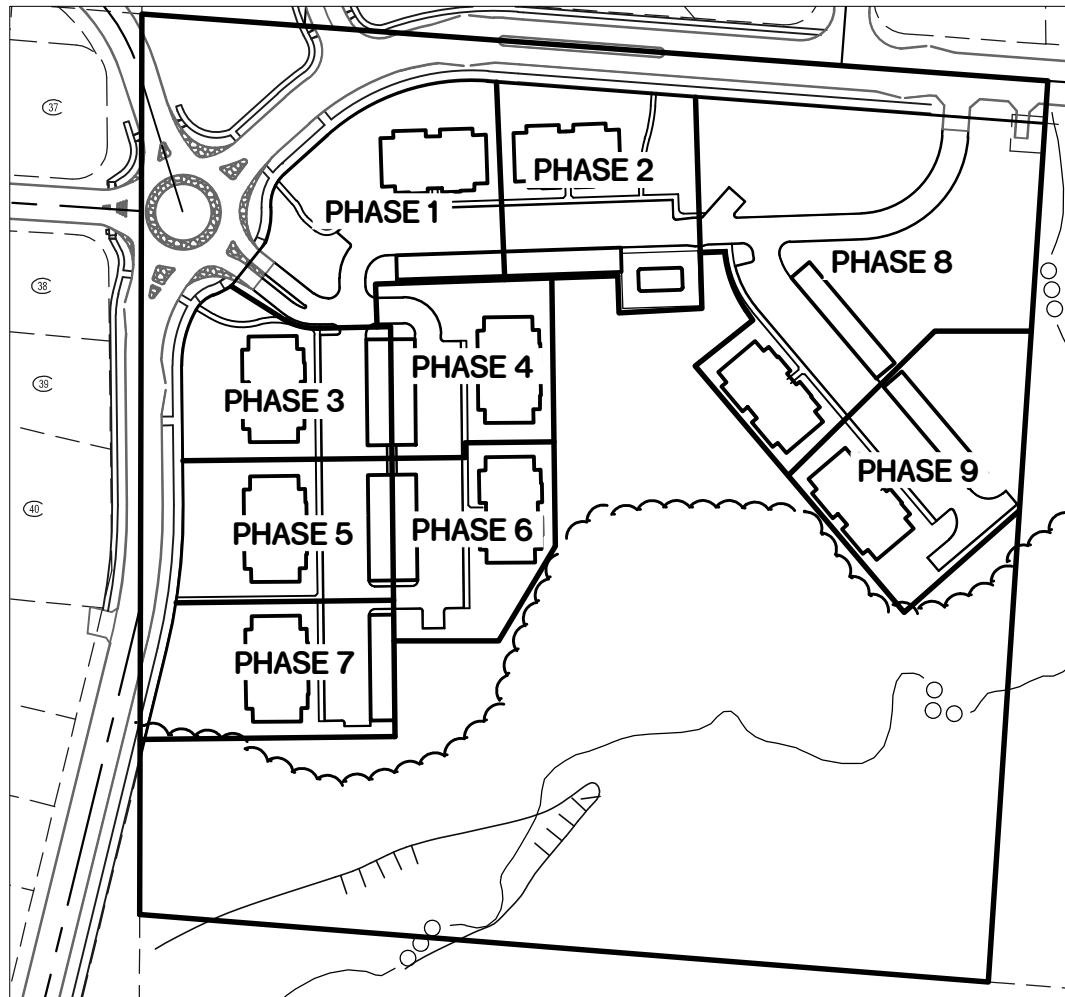
LOCATED IN SECTION 36, TOWNSHIP 49 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
JANUARY, 2012

SHEET 1 OF 2



OWNER:  
JOB CONSTRUCTION  
6209 UPPER BRIDLE BEND DRIVE  
COLUMBIA, MO, 65201

VANDERBILT CROSSING, PLAT 13  
RECORDED IN PLAT BOOK 37, PAGE 94  
ZONE R-1



NOTES:

THIS TRACT CONTAINS 15.0 ACRES.

THIS TRACT IS CURRENTLY ZONED A-1 (PENDING REZONING TO PUD-8)

THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 45', MEASURED FROM THE GROUND FINISHED GRADE ON THE FRONT SIDE.

THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE STAGES. EACH STAGE CONSISTING OF ONE OR TWO BUILDINGS.

IT IS THE INTENT OF THIS PLAN TO MAINTAIN A MINIMUM OF 60% OF THE AREA AS PERVIOUS AREA, WHICH INCLUDES NATURAL VEGETATION AND/ OR LANDSCAPING.

THE TYPE OF BUILDING BEING PROPOSED IS AN 8-UNIT MULTI-FAMILY RESIDENTIAL BUILDING. EACH BUILDING BEING TWO STORIES WITH 4 UNITS PER STORY.

PART OF THIS PLAT LIES WITHIN THE 100 YEAR FLOOD PLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN ON FIRM PANEL # 29019C0280D, REVISED: 03/17/2011.

ALL ON-SITE LIGHTING SHALL CONFORM TO THE CURRENT CITY OF COLUMBIA LIGHTING ORDINANCE.

IT IS THE INTENT OF THIS PLAN TO CONFORM TO THE CURRENT STREAM BUFFER ORDINANCE, WITH THE GRANTING OF A STREAM BUFFER AS SHOWN.

A NEIGHBORHOOD IDENTIFICATION SIGN WILL BE LOCATED AT EACH ENTRANCE (2 SIGNS TOTAL). EACH SIGN SHALL HAVE A MAXIMUM HEIGHT OF 4 FEET AND A MAXIMUM SURFACE AREA OF 16 SQUARE FEET.

LOT ANNOTATION TABLE				
	CH	CH LENGTH	R	L
A	S 13°43'30"W	100.76	---	---
B	S 6°32'55"W	133.79	535.50	134.14
C	S 0°37'40"E	125.75	---	---
D	S 14°25'55"W	52.48	101.00	53.09
E	S 49°33'00"W	20.58	30.00	21.01
F	S 62°50'05"W	18.31	77.60	18.35
G	S 38°21'45"W	50.00	---	---
H	S 8°35'00"W	32.49	77.60	32.73
I	S 22°25'05"W	33.00	38.00	34.14
J	S 48°09'20"W	52.33	---	---
K	S 7°16'35"W	162.98	195.00	157.20
L	N 85°41'35"W	508.00	---	---

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS  
DAY OF \_\_\_\_\_, 2012.

DOUG WHEELER - CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF  
COLUMBIA, MISSOURI, THIS DAY OF \_\_\_\_\_, 2012.

ROBERT MCDAVID - MAYOR

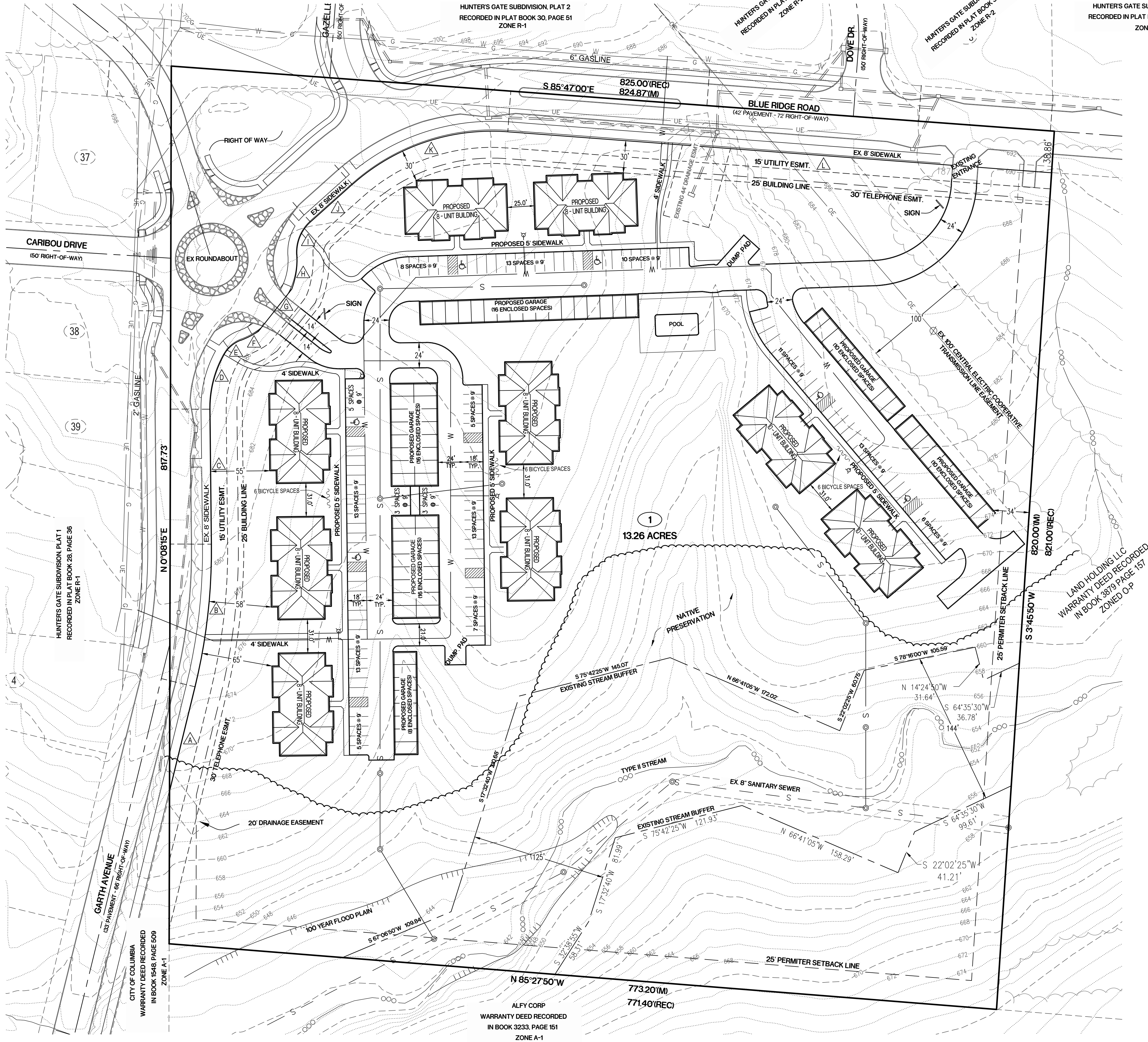
SHEELA AMIN, CITY CLERK

SITE/CIVIL ENGINEER:

**CROCKETT**  
ENGINEERING CONSULTANTS  
2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292

www.crockettengineering.com

Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority  
#2000151304



BENCHMARK INFORMATION

BENCHMARK: TOP OF CURB OF SOUTHERN  
MOST ISLAND AT ROUND-A-BOUT AT GARTH  
AND BLUE RIDGE.  
MONUMENT: CHISELD SQUARE

LEGEND:

- EXISTING 2FT CONTOUR
- EXISTING 10FT CONTOUR
- CURB
- EXISTING SANITARY SEWER MANHOLE
- EXISTING 8" SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING 8" WATERLINE
- EXISTING FIRE HYDRANT
- BUILDING LINE
- EASEMENT LINE
- LOT NUMBER
- 100 YEAR FLOOD PLAIN
- PROPOSED FENCE
- BIKE RACK

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTH-WEST QUARTER OF  
SECTION 36, TOWNSHIP 49 NORTH, RANGE 13 WEST, COLUMBIA,  
BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 1 OF HUNTERS  
LANDING, PLAT NO. 1, RECORDED IN PLAT BOOK 44, PAGE 30 AND  
CONTAINING 13.26 ACRES.

UNIT CALCULATIONS:

TOTAL NUMBER OF UNITS:	
1 BEDROOM -	0
2 BEDROOM -	76
3 BEDROOM -	0

PARKING CALCULATIONS:

PARKING REQUIRED:	
2 BEDROOM: 2 SPACES / UNIT -	152
PLUS 1 SPACE / 5 UNITS -	15
TOTAL SPACES REQUIRED -	167
TOTAL SPACES PROPOSED -	204
HANDICAP SPACES REQUIRED -	6
HANDICAP SPACES PROPOSED -	16
BICYCLE SPACES REQUIRED -	15
BICYCLE SPACES PROPOSED -	18

DENSITY CALCULATIONS:

LOT 1:	
NET AREA:	13.26 ACRES
PROPOSED NUMBER OF UNITS:	76
PROPOSED DENSITY:	5.7 UNITS / ACRE
PENDING ZONING:	PUD-6

THIS SHEET HAS BEEN SIGNED,  
SEALED AND DATED  
ELECTRONICALLY

TIMOTHY D CROCKETT, E-2004000775

02/28/2012  
DATE

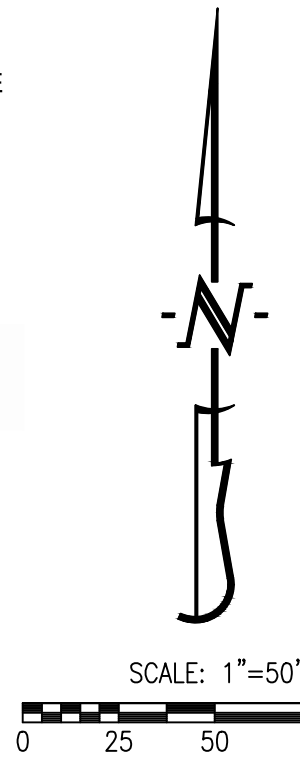


LANDSCAPING PLAN  
HUNTER'S LANDING

SHEET 2 OF 2

LOCATED IN SECTION 36, TOWNSHIP 49 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
JANUARY, 2012

OWNER:  
JOB CONSTRUCTION  
6209 UPPER BRIDLE BEND DRIVE  
COLUMBIA MO, 65201



BENCHMARK INFORMATION

BENCHMARK: TOP OF CURB OF SOUTHERN  
MOST ISLAND AT ROUND-A-BOUT AT GARTH  
AND BLUE RIDGE.  
ELEVATION 690.80  
MONUMENT: CHISELED SQUARE

LEGEND:

- CURB
- EXISTING SANITARY SEWER MANHOLE
- EXISTING 8" SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING 8" WATERLINE
- EXISTING FIRE HYDRANT
- BUILDING LINE
- EASEMENT LINE
- LOT NUMBER
- 100 YEAR FLOOD PLAIN
- BIKE RACK

LANDSCAPE COMPLIANCE:

TOTAL PARKING LOT AND DRIVE AREA:	88,185 SQ. FT.
TREES REQUIRED @ 1 TREE/4500 SQ. FT.:	20 TREES
TOTAL LENGTH OF PARKING WITHIN 20' OF RIGHT-OF-WAY:	0 LF
TREES REQUIRED @ 1 TREE/50 LF:	0 TREES
TOTAL TREES REQUIRED:	20 TREES
MEDIUM TO LARGE TREES REQUIRED @ 30%:	6 TREES
MEDIUM TO LARGE TREES PROPOSED:	7 TREES
TOTAL TREES PROPOSED:	20 TREES

AREAS:

TOTAL LOT AREA:	577,641 SQ. FT.
PARKING LOT AREA:	88,185 SQ. FT.
BUILDING & SIDEWALK AREA:	53,951 SQ. FT.
TOTAL IMPERVIOUS AREA:	142,136 SQ. FT. (25% OF TOTAL LOT)

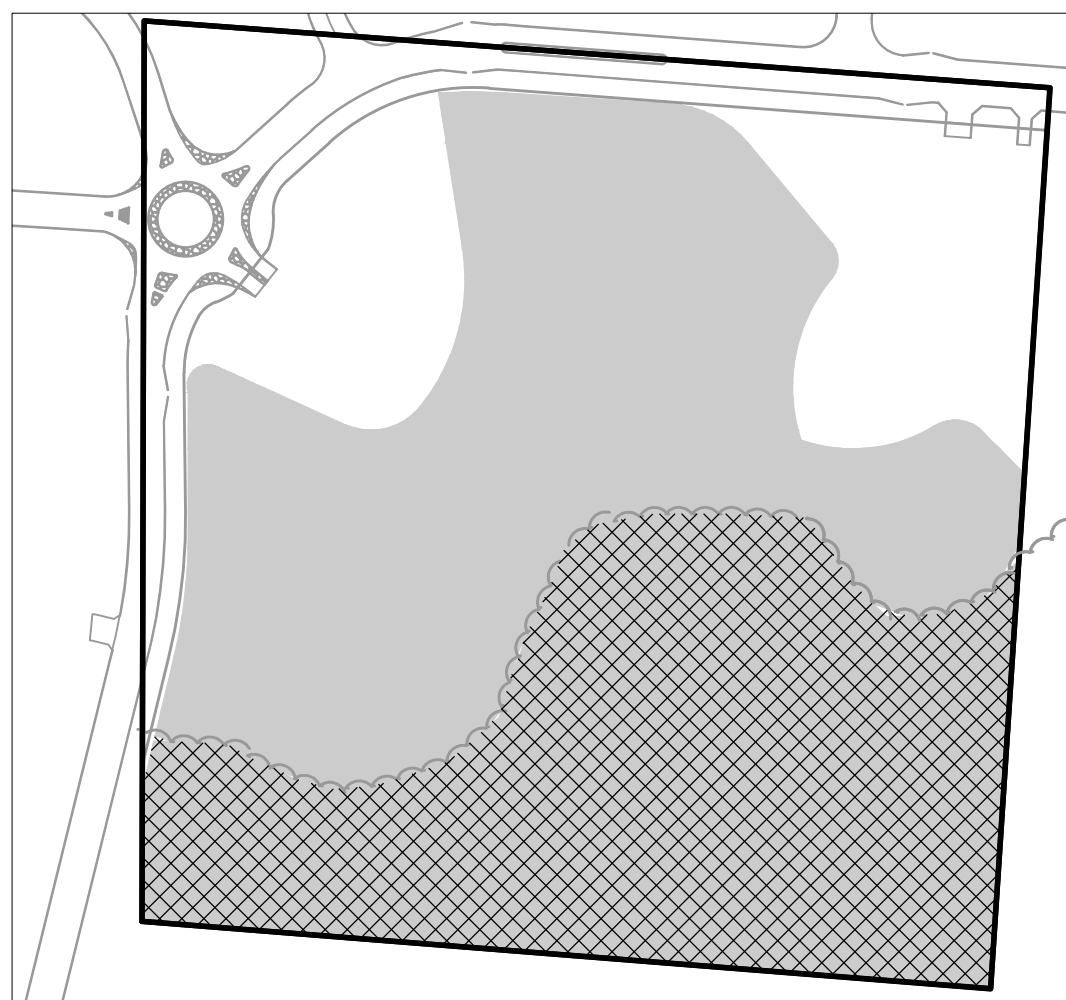
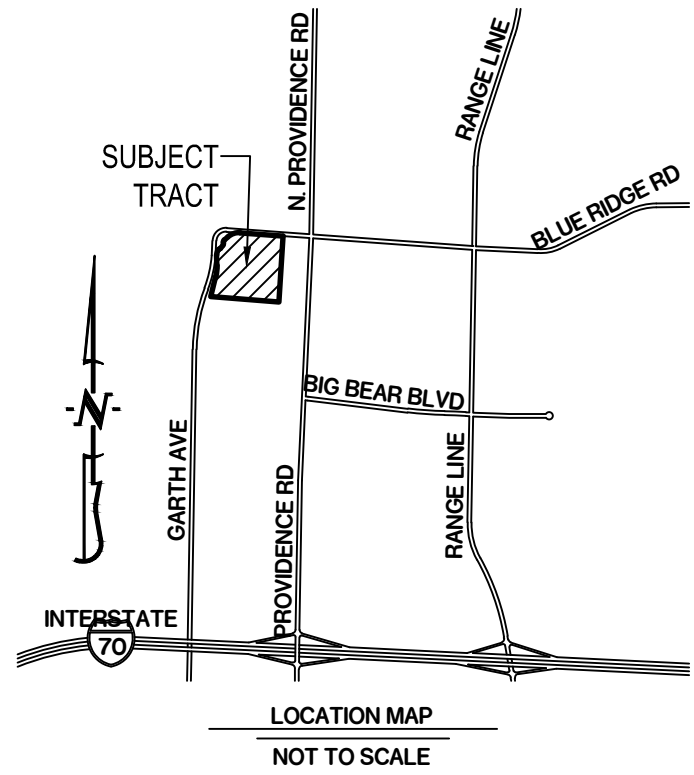
PLANTING LEGEND:

- MEDIUM TO LARGE SHADE TREE  
(RED MAPLE, GREEN ASH, PIN OAK, ETC.)
- SMALL DECIDUOUS OR ORNAMENTAL TREE  
(CRABAPPLE, REDBUD, FLOWERING DOGWOOD, ETC.)
- LANDSCAPED BED CONTAINING SMALL  
ORNAMENTAL TREES, DECORATIVE GRASSES,  
DECIDUOUS SHRUBS, EVERGREEN SHRUBS, OR  
ANY COMBINATION THEREOF.

THIS SHEET HAS BEEN SIGNED,  
SEALED AND DATED  
ELECTRONICALLY

TIMOTHY D CROCKETT, E-2004000775

02/28/2012  
DATE



NOTES:

- IT IS THE INTENT OF THIS PLAN TO CONFORM TO THE REQUIREMENTS OF CHAPTER 12A. THE EXACT LOCATION AND TYPE OF PLANT MATERIAL MAY VARY FROM WHAT IS SHOWN WITH THE CONSENT OF THE CITY ARBORIST.
- IT IS THE INTENT OF THIS PLAN TO PRESERVE AS MUCH EXISTING VEGETATION AS POSSIBLE ALONG GARTH AVENUE. THE PLANTER BEDS AS SHOWN, ARE TO BE INSTALLED SHOULD NATURAL VEGETATION NOT BE ABLE TO BE SAVED.
- PLANTER BEDS ALONG BLUE RIDGE ROAD (AND GARTH AVENUE IF NEEDED) ARE TO CONTAIN A VARIETY OF PLANT MATERIALS. THESE MATERIALS MAY INCLUDE LARGE DECIDUOUS TREES, GRASSES, SHRUBS, ETC, THESE BEDS SHALL BE PLACED IN A RAISED BERM WHERE FEASIBLE.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN IS CONCEPTUAL. FINAL LOCATION AND SIZE OF COMPONENTS SHALL BE DESIGNED AND APPROVED PRIOR TO CONSTRUCTION. THE STORMWATER QUALITY AND DETENTION BASINS WILL BE DESIGNED TO LIMIT THE POST-DEVELOPMENT RELEASE RATES TO THE PREDEVELOPMENT RATES FOR THE 1, 2, 10 AND 100 YEAR STORMS.

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS  
DAY OF 2012.

DOUG WHEELER - CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF  
COLUMBIA, MISSOURI, THIS DAY OF 2012.

ROBERT MCDAVID - MAYOR

SHEELA AMIN, CITY CLERK

SITE/CIVIL ENGINEER:

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2008 North Stadium Boulevard  
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Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority  
#200015104

VANDERVEEN CROSSING, PLAT 19  
RECORDED IN PLAT BOOK 37, PAGE 94  
ZONE R-1

HUNTERS GATE SUBDIVISION, PLAT 1  
RECORDED IN PLAT BOOK 28, PAGE 36  
ZONE R-1

CITY OF COLUMBIA  
WARRANTY DEED RECORDED  
IN BOOK 1548, PAGE 509  
ZONE A-1

HUNTERS GATE SUBDIVISION, PLAT 2  
RECORDED IN PLAT BOOK 30, PAGE 51  
ZONE R-1

HUNTERS GATE SUBDIVISION, PLAT 2  
RECORDED IN PLAT BOOK 30, PAGE 51  
ZONE R-2

HUNTERS GATE SUBDIVISION, PLAT 2  
RECORDED IN PLAT BOOK 30, PAGE 51  
ZONE R-2

HUNTERS GATE SUBDIVISION, PLAT 3B  
RECORDED IN PLAT BOOK 2562, PAGE 177  
ZONE R-1

ALFY CORP  
WARRANTY DEED RECORDED  
IN BOOK 3233, PAGE 151  
ZONE A-1

LAND HOLDING LLC  
WARRANTY DEED RECORDED  
IN BOOK 3879, PAGE 157  
ZONED O-P

**Steve MacIntyre - Re: Hunters Landing Apt Complex = Housing values "will decline"!!!!**

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**From:** City Of Columbia Ward2  
**To:** Planning; jamesfannon570@centurytel.net; b2kpauls@yahoo.com  
**Date:** 1/25/2012 7:00 PM  
**Subject:** Re: Hunters Landing Apt Complex = Housing values "will decline"!!!!

---

Mr. Fannon,

I can understand your apprehension but only to a degree. I have spoken to the engineer for the project and the buildings being proposed are not traditional apartments, they are to be condominiums for sale to owner/occupied purchasers (similar to what you would find in Kennesaw Ridge on the east side of Rangeline). That particular project has proven to be of little to no concern to both the single-family neighborhood it abuts, or the police department.

While no one can or should guaranty the safety of a neighborhood, I can't imagine the sort of folks buying a condominium would be any more detrimental to the area than the multiple-unit tenants in the duplexes immediately north of the site have been or could be.

This is just a preliminary hearing and of course we'll have opportunities to review this in detail after the Planning and Zoning commission takes a look at it and makes their recommendation.

Thank you very much for your email and please know that no decision on this project will be rushed or made without public input and consideration of feedback just like yours.

Sincerely,

Ward 2 Council Representative  
Jason Thornhill

Email: ward2@GoColumbiaMo.com  
Phone: (573) 777-7224  
Fax: (573) 874-7539

City of Columbia, Missouri  
701 E Broadway  
P.O. Box 6015  
Columbia, Missouri, 65205

>>> <jamesfannon570@centurytel.net> 01/24/12 5:01 PM >>>  
FYI,

Unfortunatly, I will not be able to make the rezoning mtg on 1/31/12.

80 apt units in 8 bldgs = home values decline "even more" in Columbia MO,,,, neighborhood crime will increase =  
Columbia home values decline even more,  
quality of life will decline too (people who live in apt bring the value/quality of neighborhoods "down"!!!!

I pay enough in Real Estate Taxes, PP Taxes, Sales Taxes, and other taxes also! I'm losing my homes value too.

\*\*I just retired this year and now I have to move just because someone wants to make money on a apt complex

and they don't have to live  
with all the negativity of a apt complex across the street.....SHAME ON YOU!!!!

NO one wants to live next to a 80 unit apt complex.

I've lived here since 1997 (no Vanderveen back then).....I will move "out of Boone Cty" if this apt complex goes through!!!!

The quality of life in Columbia is steadily declining with crime and the economy; I will not subject my families safety in Columbia MO with this apt complex being built so close to single family homes. The Columbia police force cannot prevent apt dwellers from committing crimes and lowering present home values.

???Why not re-zone it for single-family homes only???

Jim Fannon  
3006 Badger Ct  
Columbia MO 65202  
573-864-7981